

***DEVELOPMENT IMPACT REPORT  
FOR  
NORTHSIDE MEADOW  
Active Adult Housing Community  
518 Pleasant Street  
FRAMINGHAM, MASSACHUSETTS***

*Prepared for:*      ***Brendon Properties Northside Meadow, LLC  
259 Turnpike Road  
Southborough, MA 01772***

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## **1. PROJECT SUMMARY**

The land at 518 Pleasant Street is owned by Brendon Properties Northside Meadow, LLC, (“Brendon Properties”). An “Approval Not Required” plan to subdivide the land into two, fully conforming frontage lots is being filed with the Planning Board by Brendon Properties. After issuance of the required approvals from the Planning Board and the Conservation Commission, BSL Framingham Development LLC (“BSL”) will purchase the land shown as Lot 2A on this plan from Brendon Properties. Lot 2A contains an area of 8.6 acres and has frontage on both Pleasant Street and Temple Street. Brendon Properties proposes to develop an Active Adult Housing Community on Lot 1A, which contains an area of 20.2 acres.

The proposed project includes the demolition of all existing buildings and structures on the property and the construction of 60, age-restricted (as per the requirements of Section V.I. of the Framingham Zoning By-Law and M.G.L. ch. 151B) condominium units, including 12 detached, single-family homes and 24, two-unit dwellings. Each unit will contain a two-car garage and also have available driveway area to park additional vehicles. Extensive landscaping is proposed around the perimeter of the site and internally, including a center common green area as depicted on the site and landscaping plans by VHB. The roads will remain private ways, and will contain a sidewalk on one side. As part of the condominium ownership structure, the condominium trust will have the responsibility to regulate, manage and maintain all of the common elements of the community, which will include all roads, sidewalks, utilities, drainage structures and landscaping.

As shown on the site plans by VHB, there will be a single, vehicular access to and from Pleasant Street. A second means of emergency access and egress will be shared with the proposed Assisted Living Housing Community proposed by BSL. Any necessary easements will be conveyed, and a gate will be constructed along the common lot line as shown on the site plans. The gate will only be accessed by emergency vehicles in the event necessary.

The homes will be serviced by Town water and sewer. All other utilities are readily available to the proposed development.

Construction is expected to begin in the summer of 2016. Construction will take approximately 30 to 36 months.

## **2. Urban Design Objectives**

The project is located in a primarily residential neighborhood of single-family houses and is zoned Single Family Residence (R-3). The site was previously used for religious and educational purposes as a seminary, retreat center and housing for the Marist Fathers, a religious order. Although it is a State designated route and a primary roadway within the Town, this portion of Pleasant Street (Route 30) does not contain connections or stops for public transit.

Sidewalks will be incorporated into the site plan, and a proposed sidewalk and pedestrian crossing will be constructed on Temple Street along a portion the site property, subject to necessary

approvals and in accordance with conditions of approval set forth in the Decision of the Zoning Board of Appeals (Case No. 15-51) dated March 8, 2016 granting a Special Permit for the proposed assisted living housing community by BSL. The sidewalk on Temple Street is continuous to the business district on Worcester Road. The sidewalk on Pleasant Street in an easterly direction connects to the retail shops, restaurants and other amenities in Framingham Center.

The project will comply with all, applicable dimensional regulations of the Zoning By-Law, including required setbacks from lot lines, lot coverage and open space requirements.

### **3. Best Management Practices, Low Impact Development, HVAC and Mechanical Systems and Energy Efficient Features**

The project, as designed, utilizes deep sump catch basins at all inlet locations as a means of storm water collection and pretreatment. Once collected, storm water discharges into one of three on-site Infiltration Basins. These on-site Infiltration Basins effectively store, treat, and eventually infiltrate collected storm water. The Infiltration Basins will be used to provide peak flow attenuation, provide groundwater recharge, and, in combination with the deep sump catch basins, provide TSS removal.

There is no major mechanical/HVAC equipment or loading docks proposed for this project. Each residential unit will have its own HVAC system which will be code compliant and high efficiency. Construction will comply with all of the most recent, building and energy code requirements. Trash pickup will be standard residential service.

### **4. Sewer Service Infrastructure**

As proposed, the sanitary sewer for this project will connect to the existing sewer main located within the Route 90 corridor owned by the Massachusetts Turnpike Authority. During preliminary meetings with the Town's Engineering Department the Applicant's representative was provided with direction regarding approximate connection locations.

### **5. Blasting and Soil Compaction Activities**

Based on the Geotechnical report the soils appear adequate and there does not appear to be much ledge present on this site. At this time there is no blasting anticipated and soil compaction will just be required to attain the required soil bearing capacity for the foundations of each residential building.

### **6. Water Service Infrastructure**

Based on preliminary information from the Town Engineering Department the existing water infrastructure appears sufficient to support this use. There will be a continuous water loop

throughout this site and the assisted living community which will provide water to the development. The Mechanical Engineer will prepare and submit calculations as part of the Building Permit Application process based on the demand for this project. At this time the Applicant does not know of any upgrades to the Town system that will be required for this development.

#### **7. Parking Impact Report**

Each condominium unit within the proposed development will contain a two-car, attached garage. There is also sufficient driveway space in front of each garage to park two, additional cars. There will also be off-street parking spaces for visitors in the locations shown on the site plans. The site plans show compliance with the off-street parking requirements of the Zoning By-Law.

#### **8. Traffic Impact Report**

A Traffic Impact Report prepared by VHB, together with supplemental memoranda, is being submitted with this Application.

#### **9. Hydrology, Drainage Calculations and Environmental**

A Stormwater Management Report has been prepared by VHB and is being submitted with this Application. In addition, the Applicant is preparing a Notice of Intent for submission to the Framingham Conservation Commission. This will contain a wetland impact analysis as required.